

T10N-R02W-19_0000_MCS

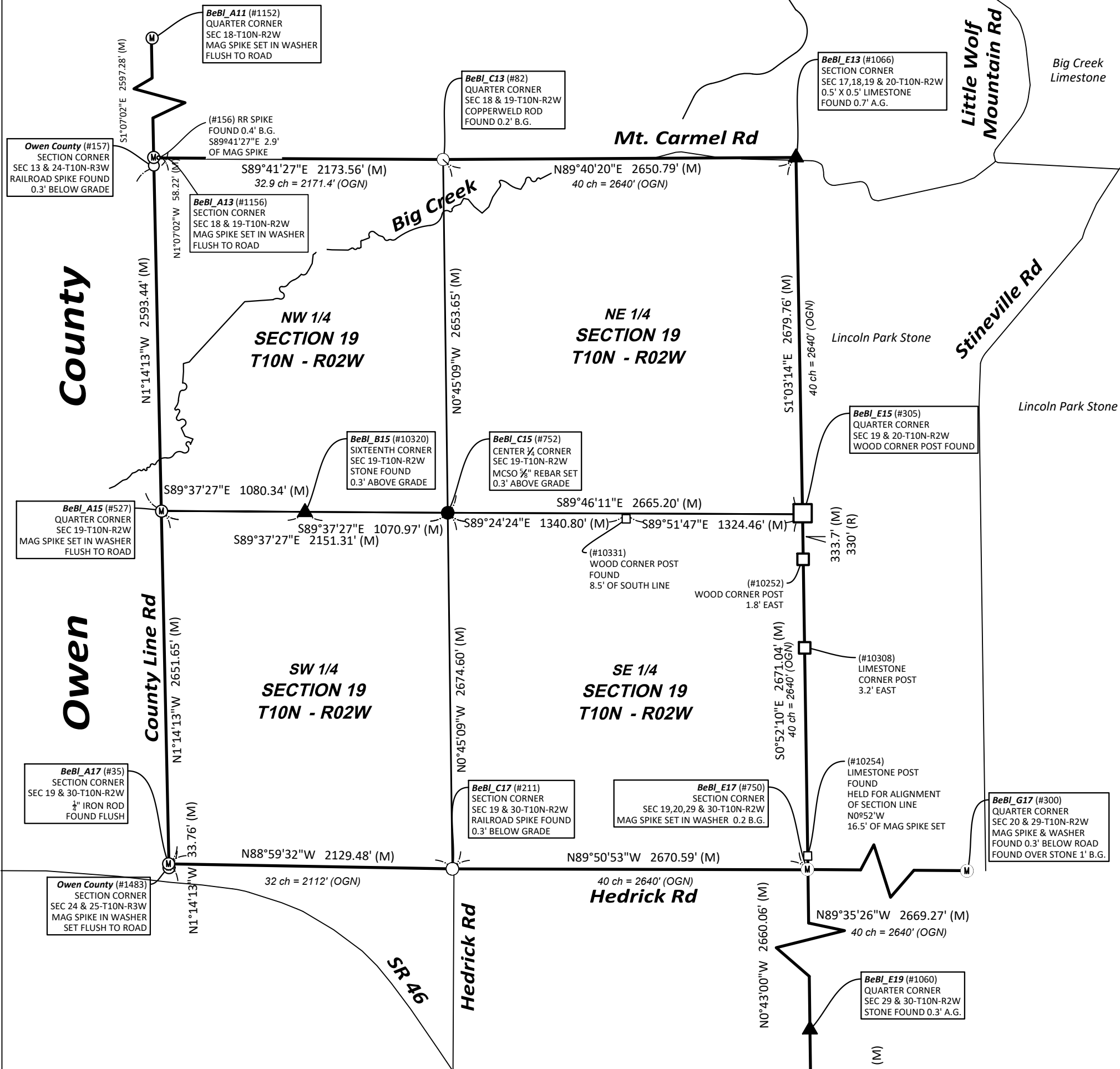
PLAT OF SECTION CORNER PERPETUATION SURVEY

SECTION 19- T10N - R02W

Bean Blossom Township * Monroe County, Indiana

RSID006507

Recorded as Instrument Number:
2025011038.IN



CERTIFICATION:

I hereby certify that to the best of my knowledge, ability and belief the within plat and report represent a survey made by me in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and completed on May 28, 2025.

Michael E. Sheppard
Professional Surveyor
No. 20100021
State of Indiana
msheppard@co.monroe.in.us



NOTES:

- Field work was performed in September 2024 thru March 2025.
- This document is not complete without the associated report of survey.
- Interior quarter-section corners, sixteenth-section corners and corners of minor subdivisions were not evaluated in any way unless shown hereon or specifically discussed in the report of survey. Bearing breaks may exist between section corners and quarter corners that are not shown. Bearings and distances are shown hereon to correlate corners and to assist in corner analysis.

- Basis of Bearings: Unless noted otherwise, the basis of bearings is Grid North NAD83(2011), Indiana West Zone, Epoch 2010.0000, Geoid Model G2012BU7, Datum NAD83_NO_TRANS, US Survey Feet, derived from GPS observations utilizing the Indiana Real-Time Network (INCORS). Coordinate data was collected with a Javad Triumph LS Network Rover and/or with a Sokkia Set 510 Total Station radially from points located with GPS. Distances obtained with GPS have not been adjusted to ground. To adjust grid distances to ground distances multiply them by a scale factor of 1) 1.00041208.

LEGEND:

- | | | | |
|-----------------|---------------------------|------|----------------------|
| (M) | Measured Distance | B.G. | Below grade |
| (R-1884) | Record Distance | ⊕ | Harrison Monument |
| (OGN) | Original Government Notes | ○ | Iron Monument Found |
| (C) | Calculated Distance | ● | Iron Monument Set |
| (CR) | Calculated from Record | ⊙ | Iron Pipe Found |
| RICH_U17 | Corner Reference ID | Ⓜ | Mag Nail / Mag Spike |
| (#283) | Survey Point Number | □ | Post Found |
| A.G. | Above grade | ▲ | Stone Found |
| | | — | Line not to scale |

SHEET
1
OF
3
Project:
Field work by: MES, WEP & JMG
Drawn by: JMG
Reviewed by: MES, TER & SRB



OFFICE OF THE MONROE COUNTY SURVEYOR
Trohn Enright-Randolph Monroe County Surveyor
501 North Morton Street, Bloomington, IN 47404 (812) 349-2570

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Michael E. Sheppard

REPORT OF SURVEY:

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the corners established by this survey as a result of availability and condition of reference monuments, occupation or possession lines, and clarity or ambiguity of the record descriptions and plats. There may be unwritten rights associated with these uncertainties. Any uncertainty associated with the corners shown hereon is inherently passed to any parcel corner dependent on its position. The Relative Positional Accuracy in the location of points shown on this survey is within that allowable for a rural survey (0.26 feet + 200 ppm) as defined by Title 865, Rule 12 of the Indiana Administrative Code.

The purpose of this survey is to perpetuate the section/half section corners in Section 19-T10N-R02W, 2nd Principal Meridian, Bean Blossom Township, Monroe County, Indiana. Interior quarter-section corners, sixteenth-section corners, and corners of minor subdivisions were not evaluated in any way unless specifically discussed herein. The relationship of the section/half section corners to the adjoining parcel boundary lines was not addressed. Occupation lines in the immediate vicinity of the monuments found or set are shown on the associated Monument Records on file in the Office of the Monroe County Surveyor.

MONUMENTS FOUND OR SET:

Monuments and corners evaluated in the process of this survey, the theory of location used to accept or establish these monuments and corners, and the surveyor’s opinion of the uncertainties associated with these monuments and corners are as follows:

BeBl_A13, Northwest corner Section 19 Township 10 North Range 2 West (#1156) 2 ½” Mag Spike inside a washer inscribed SHEPPARD PLS#20100021 Set flush with and ±5’ West of the center of a north-south asphalt County Road known as County Line Road. The Mag Spike was set at the intersection of the extension of lines formed from a Copperweld rod found at the South Quarter corner of Section 18/North Quarter corner of Section 19, (BeBl_C13) through the railroad Spike that had previously been accepted by this Office and other surveyors as monumenting the Southwest corner of Section 18/Northwest corner Section 19 (BeBl_A13) with the line formed between the Mag spike set at the East Quarter corner of Section 13 Township 10 North Range 3 West (See BeBl_A11 Theory of Location Report) to a Railroad Spike found per ties in Owen County Records (See RSID005617 pages 2,4 & 8) at the Southeast corner of Section 13/Northeast corner of Section 24 Township 10 North Range 3 West. I found Surveys in Monroe County where monuments, considered Section corners for, and along the West lines of Sections 18 and 19 Township 10 North Range 2 West were held for alignment of the Range line and surveys in Owen County where monuments, considered Section corners for, and along the East line of Sections 13 and 24 Township 10 North Range 3 West were held for alignment of the Range line. These monuments were not on the same alignment. Since the Township 10 North Range 3 West corners are considered Standard corners, Senior to the closing corners in Township 10 North Range 2 West, they would, per Bureau of Land Management Regulations Control the alignment of the Range line, thus the Mag Spike set at BeBl_A13 is an “Amended Corner” per BLM definition. It has in my opinion an uncertainty east-west equal to the distance from the found railroad spike (since we don’t truly know the origin of the Township 10 North Range 3 West monuments or how close they really are to where they were originally established) of 3’ and a north-south uncertainty of ±2.1’ since the original record offset distance between BeBl_A11 and the Southeast corner of Section 13/Northeast corner of Section 24 Township 10 North Range 3 West is 85 Links (56.1’) and the measured distance between the Mag Spike set this survey at said BeBl_A11 and the Railroad Spike found at said Township 10 North Range 3 West corner is 58.22’. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C13 North quarter corner Section 19 aka South quarter corner Section 18 Township 10 North Range 2 West (#82) Copperweld Rod found 0.2’ below asphalt, inside a brass plate found 0.4’ below and in the approximate center of an east-west asphalt (Mt. Carmel) road, at the approximate extension of ancient south bound fence remnants. Former County surveyor Kevin Enright cites placing it at the location of a found and removed nail that I found to be cited as the quarter Section corner on surveys by Curry and Mike Mundy. Its location relative to occupation lines and other monuments in and around the Section, makes it, in my opinion, the most reliable evidence of the original location of the quarter section corner, originally established by the Bureau of Land Management and monumented with a wood Post in 1815, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E13 Northeast corner Section 19 aka Southeast corner Section 18, aka Southwest corner Section 17, aka Northwest corner Section 20 Township 10 North Range 2 West (#1066) 0.5’ by 0.5’ Limestone with X across top, found 0.7’ above ground, near the top of a roadside bank on the north side of Mt. Carmel Road. The stone is believed to be the monument, or at least at the location of the monument set in 1854 by James Woodburn Deputy Surveyor, in Legal survey Book 1, page 267. Mr. Woodburn did not record the characteristics of the monument he set, or his method of establishment for setting it, but I presume with him being within 40 years of when the original post being set, that he had references to work from. Due to the existence of a second limestone that has potential corner stone characteristics, being found North 11 degrees East, 7.0’ I would consider the stone at #1066 having a maximum uncertainty of 7’. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E15 East quarter corner Section 19 aka West quarter corner Section 20 Township 10 North Range 2 West (#305) Wood Railroad tie post in concrete, at the corner of South and West bound fence lines. The west bound fence line begins with a gate attached to the post. The post has a Bynum Fanyo PLS capped rebar near its Northeast base. A Charles D. Graham survey in RSID005128 cites the Bynum Fanyo capped rebar that was found 0.7’ from the center of the post as marking the corner. Said survey contains no report to explain a theory of location for this finding. I contacted Charles D Graham PLS, who signed the survey, by email on 02/14/2025 and again on 02/28/2025 asking if he could provide a surveyor’s report for his survey or at least give me an explanation of why he set the rebar over holding the existing post. My correspondence was never returned. I can see no logical reason to accept the rebar set in 2023 over the long-standing occupation corner post. The Bledsoe survey in RSID005618 cites setting a rebar significantly West of the corner post. We Looked for this rebar and found its location would have been in an old pile of tires. I have suspicions Mr. Bledsoe did not actually visit this location and calculated his location based on a yard fence that he thought was a Section line fence in the vicinity of the Section corner to the South as will be discussed in the BeBl_E17 reference card. The post found at BeBl_E15 is ±4.3’ East of a straight line from the stone a half mile North (BeBl_E13) to a limestone post a half mile South, that was held for alignment of the Section line (see BeBl_E17) and 4.3’ South of an equidistant split between said stone at BeBl_E13 and the Mag Spike set at BeBl_E17. Deed distances would place the parcel corner near the corner post (#10252) located 333.7’ South of the post found at BeBl_E15 at 20 rods (330’). For these reasons, it is my opinion that the maximum uncertainty associated with the location of the post found at BeBl_E15 is 4.3’ north-south and 4.3’ east-west. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E17 Southeast corner Section 19 aka Southwest corner Section 20, aka Northwest corner Section 29, aka Northeast corner Section 30 Township 10 North Range 2 West, (#750) Mag Spike inside a washer inscribed SHEPPARD PLS#20100021 set 0.2’ below and in the center of the asphalt surface of an east-west asphalt county road known as Hedrick Road. The Mag Spike was set in the physical center of the 17.2’ to 17.4’ wide asphalt surface of Hedrick Road as split by a tape with said centerlines intersection with a line from the wood corner post a half mile to the North (#305 BeBl_E15) through a limestone post (#10254), 16.5’ North of the center of said road. After looking at numerous factors that will be discussed hereon, it became evident, in my opinion, that this limestone post was placed by somebody with knowledge of the Section corner’s location to act as a witness and preserve its location. The center of the Road was held because numerous deeds to the West (Instrument #1975070426, 1987208592, 2021018137, etc.) call out the center of the road and the Section line as one and the same. A survey by Ben Bledsoe in RSID005618, calculated this corner ±50’ West of where it was set this survey. In his report, Mr. Bledsoe noted holding a fence as the controlling factor in his establishment of the Section corner, however, the fence he held was just a yard fence and the same people own the property on both sides of the Section line on both the North and South sides of the Road. If this corner was proportioned between the Quarter corner monuments East and West of it, it would be a mere ±0.7’ West of where it was set this survey. The extension of and double the distance of the monuments found a half mile and a mile South of this corner would create a point ±0.1’ North and ±1.6’ West of where it was set this survey. The extension of a South bound fence line intersects the Section line ±657.1’ West of the corner set this survey. The deed calls for a distance of 40 rods (660’) and Old Legal survey records show stones at this parcels Northeast and Southeast corners. The stone at its Southeast corner was found ±654.46’ West of the stone found at the East Quarter corner of the Section. For these reasons, it is my opinion the method of establishment used to set the monument in this survey has a maximum uncertainty of 1.6’ north-south and 1’ east-west. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C17 South Quarter corner Section 19 aka North quarter corner Section 30 Township 10 North Range 2 West (#211) Railroad Spike found 0.3’ below ground off the curve of a road. The railroad spike is known to have been held and accepted as monumenting the quarter Section corner by local surveyors for decades. Its location relative to occupation lines and other monuments in and around the area reliant on the quarter corner makes it, in my opinion, the most reliable evidence of the original location of the quarter corner within an uncertainty of 2 feet. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_A17 Southwest corner Section 19 aka Northwest corner Section 30 Township 10 North Range 2 West (#35) ¼” diameter iron rod found flush with and 4.4’ west of the center of a north-south asphalt County Road known as County Line Road. A Railroad Spike is noted at this corner and another Railroad Spike at the Offset Section corner ± 33.64’ to the South in Owen County records (See RSID005611, RSID005617 pg. 11 & RSID005607 pg. 15), numerous surveys and prior projects by this office. Since those Surveys, the section of Road around this corner has been dog up and resurfaced. I personally searched for and located the Railroad Spike at BeBl_A17 on 12/11/2006, while conducting a Section corner perpetuation survey for the Owen County surveyors Office (My project #06-065) (RSID005607 In this office). Though the origin and history of this Iron Rod is unknown, based on old control points found from my 2006 traverse, this iron rod is where the Railroad Spike used to be, within an uncertainty of ±0.1’. In said prior 2006 project, we also set a Railroad Spike to monument the Southeast corner Section 24/Northeast corner Section 25 Township 10 North Range 3 West, where references showed one to be but none was found. That Spike was also found to have been obliterated as well as all of the references to it that were located in 2006. We set a Mag Spike in a Washer inscribed SHEPPARD PLS #20100021 (#1483), flush with and 4’ West of the center of County Line Road at the location we set the Railroad spike in 2006, within an uncertainty of 0.2’. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

SHEET 2 OF 3	CORNER PERPETUATION SURVEY SECTION 19 – T10N - R02W Bean Blossom Township Monroe County, Indiana	Project: 2024-004 Field work by: Michael E. Sheppard, William E. Phillips & Jason M. George Reviewed by: MES, TER & SRB Drawn by: JMG 	OFFICE OF THE MONROE COUNTY SURVEYOR Trohn Enright-Randolph <i>Monroe County Surveyor</i> 501 N Morton Street Ste. 205, Bloomington, IN 47404 surveyorsoffice@co.monroe.in.us
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BeBl_A15 West Quarter corner Section 19 Township 10 North Range 2 West (#527) 2 ½” Mag Spike in a washer inscribed SHEPPARD PLS#20100021 set flush with and ± 4 ½’ West of the center of a north-south asphalt County Road known as County Line Road. The Mag Spike was set online between the Railroad spike found at the Northeast corner of Section 24 Township 10 North Range 3 West and the Mag Spike set at the Southeast corner of said Section and at an equidistant split of the length between the monuments at the Northwest and Southwest corners of Section 19 Township 10 North Range 2 West. The Mag nail referenced by this office prior, has been obliterated. It appears it had been set by Eric Lee Deckard, PLS, in a 2007 survey by him recorded in instrument #2007002119 in the Monroe County Recorder’s Office, at an online equidistant split between monuments at the Northwest and Southwest corners of Section 19 Township 10 North Range 2 West, which monuments were not on the same alignment as the Section 24 Township 10 North Range 3 West monuments (See discussion in BeBl_A13 Theory of location report and RSID surveys cited in its tie sheet), as such, it appears it was ±1.5’ East of where I set the Mag Spike this Survey. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_B15 Southeast corner Southwest quarter fractional Northwest quarter aka Southwest corner Southeast quarter fractional Northwest quarter aka Northwest quarter Northeast quarter fractional Southwest quarter aka Northeast corner Northwest quarter fractional Southwest quarter Section 19 Township 10 North Range 2 West (#10320) Cross cut this survey over dimple found in top of 0.6’ north-south by 0.9’ east-west limestone found with top 0.3’ above ground, at the approximate extended point of intersection of old north-south and west bound fence lines, before said fences were pushed out by machinery in the immediate vicinity of the stone. A limestone post was observed lying on the ground at the west base of the stone. The stone was found and though its original establishment was not found to be documented in any legal survey books it does, in my opinion appear to be the originally established location of the 1/16th Section corner at BeBl_B15, with negligible uncertainty. This conclusion was also drawn and discussed in a survey by Eric Deckard PLS recorded in instrument #2007002119 in the Monroe County Recorder’s Office and RSID005606 in the Monroe County Surveyors Office. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C15 Center Section 19 Township 10 North Range 2 West (#752) 5/8” rebar (24” long) with 2” diameter aluminum cap inscribed MONROE COUNTY SURVEYORS OFFICE SHEPPARD PLS #20100021, set, with top left 0.3’ above ground in a north-south fence remnant line, ±1.2’ South of the extension of East bound fence remnants and at the East edge of a dozer pile of brush and debris. The rebar was set at the extension of a line from the Mag Spike set at the West Quarter corner of the Section (#527 BeBl_A15) through a stone found at #10320 (BeBl_B15) with said lines intersection with the monuments found at the North and South Quarter corners of the Section. This duplicates the way the corner was established on a Survey by Eric Deckard Dated November 9, 2006, recorded in instrument #2007002119 in the Monroe County Recorder’s Office or RSID005606 in the Monroe County Surveyors Office. This location is 3’ South of where it would be if established by straight lines intersecting the 4 Quarter corners of the Section, which is how the procedures set forth by the Bureau of Land Management instructions would have it established in it’s original establishment, however the location established in this and the Deckard Survey matches old occupation lines slightly better than would the BLM method of original establishment. As such, this monument bears an uncertainty, in my opinion of ±3’. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

PLAT OF SURVEY

MOUNT CARMEL ROAD

BeB1 C-13
T.O

FOUND BRASS NAIL & PLATE
NE CORNER OF
NW QUARTER OF
S19-T10N-R2W

S89°41'40"E
1661.23'
FOUND RR SPIKE
NW CORNER OF
SEC. 19-T10N-R2W

BeB1 A-13

TERRY & JOYCE BECKMAN
BOOK 212 PG. 125

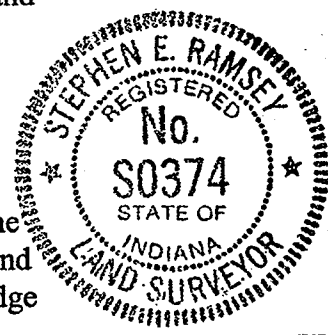
DONALD & LESLIE JO NOVACK
INST. # 2002001622

GREGORY R. GEORGE &
CANDI J. HALEY
INST. # 2003013361

2.56 Ac. +/-

SHIRLEY SMITH &
VICKI RAINES
INST. # 2002009338

LARRY & DAVID B. NEIDIGH
INST. # 2003017491



BeB1 C-17
FOUND RR SPIKE
SE CORNER OF
SW QUARTER OF
S19-T10N-R2W

Legal Description:

Part of the Northwest quarter of Section 19, Township 10 North, Range 2 West, lying in Bean Blossom Township, Monroe County, State of Indiana, described as follows: Commence at the Northwest corner of said quarter Section, said corner being marked by a railroad spike at the intersection of County Line and Mount Carmel Roads; thence North 89 degrees 00 minutes 40 seconds East along the North line of said quarter Section line 1,661.07 feet; thence South 01 degrees 42 minutes 56 seconds East 1866.18 feet to the point of beginning of herein described parcel, said point being marked by a 5/8 inch diameter rebar; thence North 89 degrees 36 minutes 06 seconds East 509.03 feet to the East line of the Foster and Doris Fiscus property as recorded in Deed Record Book 96, page 113, in the Office of the Recorder of Monroe County, Indiana; thence South 01 degrees 43 minutes 28 seconds East 437.07 feet along said East line; thence North 89 degrees 00 minutes 00 seconds West 509.00 feet to a 5/8 inch diameter rebar; thence North 01 degrees 42 minutes 56 seconds West 422.42 feet to the point of beginning, containing 5.12 acres, more or less.

Also, a non-exclusive easement for ingress and egress over and along an existing roadway running Southerly from Mt. Carmel Road through an unplatted subdivision known as Rolling Meadows serving a number of tracts including the above described tract.

Updated Description:

Part of the Northwest quarter of Section 19, Township 10 North, Range 2 West, lying in Bean Blossom Township, Monroe County, State of Indiana, described as follows: Commence at the Northwest corner of said quarter Section, said corner being marked by a railroad spike at the intersection of County Line and Mount Carmel Roads; thence South 89 degrees 41 minutes 40 seconds East along the North line of said quarter Section line 1,661.23 feet; (basis of bearings being the north line of said quarter section as marked by the railroad spike at Northwest corner and the brass spike and plate at the Northeast corner); thence South 00 degrees 46 minutes 09 seconds East 1855.72 feet to the point of beginning of herein described parcel, said point being marked by a found 5/8 inch diameter rebar with cap; thence South 89 degrees 23 minutes 46 seconds East 508.63 feet to an along an existing fence to the East line of the Foster and Doris Fiscus property as recorded in Deed Record Book 96, page 113, in the Office of the Recorder of Monroe County, Indiana; thence South 00 degrees 45 minutes 13 seconds East 436.72 feet along said East line; thence South 89 degrees 56 minutes 53 seconds West 508.08 feet along an existing fence line and the extension there of to a found 5/8 inch diameter rebar with cap; thence North 00 degrees 48 minutes 42 seconds West 442.56 feet to the point of beginning, containing 5.13 acres, more or less.

Also, a non-exclusive easement for ingress and egress over and along an existing roadway running Southerly from Mt. Carmel Road through an unplatted subdivision known as Rolling Meadows serving a number of tracts including the above described tract.

Description of Approximate South half of above parcel:

Part of the Northwest quarter of Section 19, Township 10 North, Range 2 West, lying in Bean Blossom Township, Monroe County, State of Indiana, described as follows: Commence at the Northwest corner of said quarter Section, said corner being marked by a railroad spike at the intersection of County Line and Mount Carmel Roads; thence South 89 degrees 41 minutes 40 seconds East along the North line of said quarter Section line 1,661.23 feet; (basis of bearings being the north line of said quarter section as marked by the railroad spike at Northwest corner and the brass spike and plate at the Northeast corner); thence South 00 degrees 46 minutes 09 seconds East 1855.72 feet to a found 5/8 inch diameter rebar with cap at approximate centerline of a gravel drive; thence South 00 degrees 48 minutes 42 seconds East along said centerline and west line of original parcel 221.28 feet the point of beginning of herein described parcel, said point being marked by a set 5/8 inch diameter rebar with cap; thence South 89 degrees 44 minutes 23 seconds East (passing set 5/8 inch diameter rebars with caps at 15.49 feet and 172.32 feet) 508.34 feet to a set 5/8 inch diameter rebar with cap at the East line of the Foster and Doris Fiscus property as recorded in Deed Record Book 96, page 113, in the Office of the Recorder of Monroe County, Indiana; thence South 00 degrees 45 minutes 13 seconds East 218.51 feet along said East line; thence South 89 degrees 56 minutes 53 seconds West 508.08 feet along an existing fence line and the extension there of to a found 5/8 inch diameter rebar with cap at approximate centerline of above referenced gravel drive; thence North 00 degrees 48 minutes 42 seconds West along said centerline 221.28 feet to the point of beginning, containing 2.56 acres more or less.

Also, a non-exclusive easement for ingress and egress over and along an existing roadway running Southerly from Mt. Carmel Road through an unplatted subdivision known as Rolling Meadows serving a number of tracts including the above described tract.

REPORT OF RETRACEMENT SURVEY AND DIVISION OF PARCEL

Terry A. Beckman
IN 2005002914
Part of the N.W. 1/4 S19, T10N, R2W
Bean Blossom Twp., Monroe County, Indiana

In accordance with Title 865, Article 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in record descriptions and plats;
- Inconsistencies in lines of occupation;
- Random Errors in Measurement (Theoretical Uncertainty)

This survey performed at the request of Terry Beckman to Survey and describe the south half of above parcel.

In the performance of this survey, I found monuments referenced at the County Surveyors Office and the corners of the original parcel as follows:

- The Northwest corner, the North 1/4 corner, and the South 1/4 corner of said Section 19 as referenced in the Office of the Monroe County Surveyor.
- 5/8 inch diameter rebars at the Northwest corner and the Southwest corner of original parcel at approximate centerline of gravel drive.
- 5/8 inch diameter with cap at approximate Southeast corner, found to be 0.55 feet east of the half Section line but accepted to establish the south line of original parcel.

As a result of the above observations, it is my opinion that the uncertainties in location of the lines and corners established on this survey are as follows:

- Due to Variances in reference monuments: 1.00 foot due to finding original 5/8 inch diameter iron pins and refining of the location of the one-half Section line.
- Due to Discrepancies in the record descriptions: 20 feet due to typographical error in bearings and distances in record description.
- Due to Inconsistencies in lines of occupation: None
- Due to random errors caused by survey instrumentation precision and survey field procedures, the theoretical uncertainty of all corners established this survey are within the specifications of a Class C Survey (plus or minus 0.5 foot) as defined in I.A.C. 865.

Signed: *Stephen E. Ramsey*

Date: *JUNE 12TH, 2006*

Stephen E. Ramsey, Ind. RLS #S0374, Phone 812-876-1517
3920 West Forrest Park Drive, Bloomington, IN 47404

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

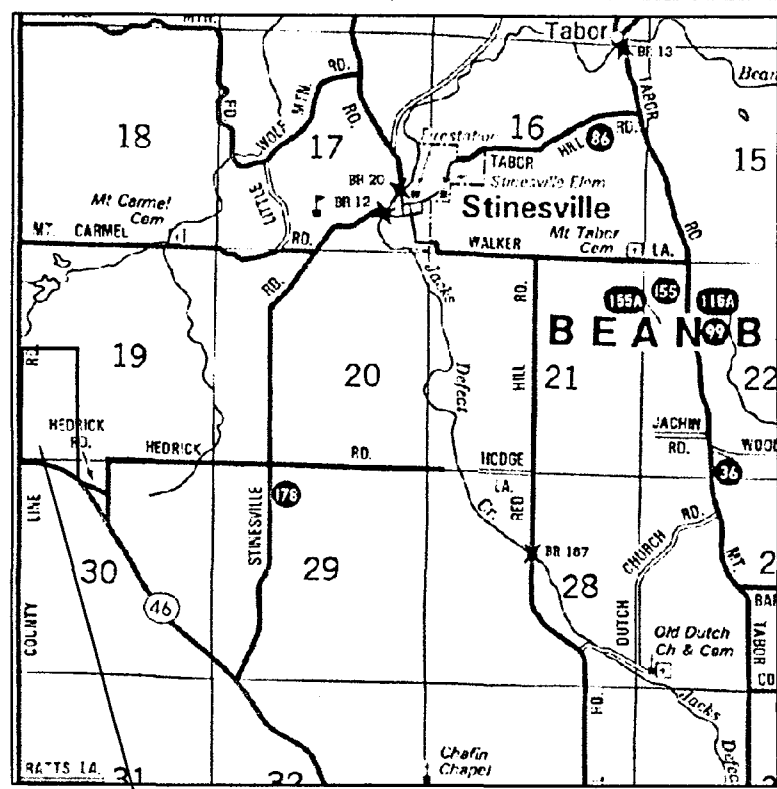
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this drawing.

Subject to above reservations, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this *12TH* day of *JUNE*, 2006

Stephen E. Ramsey
Stephen E. Ramsey
Ind. RLS. No. S0374



LOCATION MAP

PROJECT LOCATION

TRACT 1

A Part of the West half of the Southwest quarter of Section 19, Township 10 North, Range 2 West, and a part of the Northwest quarter of the Northwest quarter of Section 30, Township 10 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

BEGINNING at R.R. spike found marking the Southwest corner of said Section 19 in the centerline of County Line Road; thence North 00 degrees 12 minutes 12 seconds West along the west line of said Section for a distance of 1466.83 feet to a mag nail; thence leaving said west line South 89 degrees 36 minutes 56 seconds East for a distance of 1072.33 to a rebar stamped Deckard on the east line of the west half of the Southwest quarter of said Section 19; thence South 00 degrees 53 minutes 33 seconds East along said east line for a distance of 1478.09 feet to a rebar stamped Deckard marking the southeast corner of the west half of the southwest quarter of said Section 19; thence South 00 degrees 41 minutes 44 seconds East along the east line of the Northwest quarter of the Northwest quarter of said Section 30 for a distance of 376.28 feet to the center line of State Road 46 and passing thru a rebar at 346.28 feet; thence the following three (3) courses along said center line 1). 363.40 feet along a 1837.77 foot radius non-tangent curve to the left whose chord bears North 68 degrees 17 minutes 34 seconds West for a distance of 362.81 feet; 2). North 74 degrees 06 minutes 17 seconds West for a distance of 506.33 feet; thence 249.86 feet along a 3108.27 foot radius non-tangent curve to the left whose chord bears North 77 degrees 27 minutes 08 seconds West for a distance of 249.79 feet to the west line of said Section 30; thence North 01 degrees 01 minutes 47 seconds West along said west line for a distance of 67.73 feet to the Point of Beginning containing 36.10 acres in Section 19 and 4.90 acres in Section 30, and containing in all 41.00 acres more or less.

TRACT 2

A Part of the West half of the Southwest quarter of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at R.R. spike found marking the Southwest corner of said Section 19 in the centerline of County Line Road; thence North 00 degrees 12 minutes 12 seconds West along the west line of said Section for a distance of 1466.83 feet to a mag nail marking the Point of Beginning; thence continuing North 01 degrees 12 minutes 12 seconds West for a distance of 593.29 feet to a rebar stamped Deckard; thence leaving said west line South 89 degrees 36 minutes 56 seconds East for a distance of 1075.55 feet to a rebar stamped Deckard on the east line of the west half of the Southwest quarter of said Section 19; thence South 00 degrees 53 minutes 33 seconds East along said east line for a distance of 593.21 feet to a rebar stamped Deckard; thence North 89 degrees 36 minutes 56 seconds West for a distance of 1072.33 feet to the Point of Beginning containing 14.62 acres more or less.

Subject to a 25' right-of-way from the centerline of County line road, and all easements of record.

TRACT 3

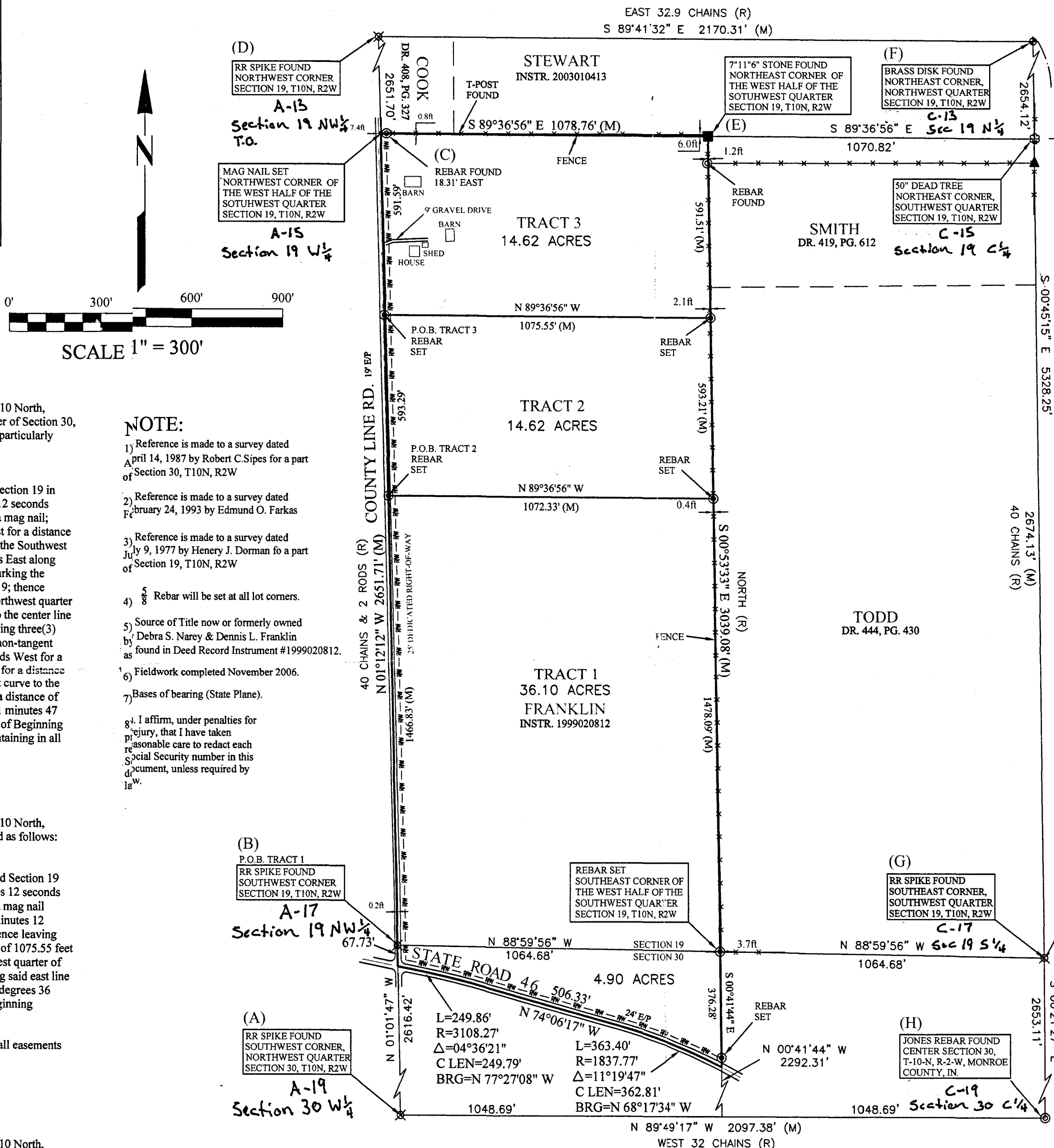
A Part of the West half of the Southwest quarter of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at R.R. spike found marking the Southwest corner of said Section 19 in the centerline of County Line Road; thence North 00 degrees 12 minutes 12 seconds West along the west line of said Section for a distance of 2060.12 feet to a rebar stamped Deckard marking the Point of Beginning; thence continuing North 01 degrees 12 minutes 12 seconds West for a distance of 591.59 feet to a mag nail; thence leaving said west line South 89 degrees 36 minutes 56 seconds East for a distance of 1078.76 feet to a stone found marking the Northeast corner of the west half of the Southwest quarter of said Section 19; thence South 00 degrees 53 minutes 33 seconds East along said east line for a distance of 591.51 feet to a rebar stamped Deckard; thence North 89 degrees 36 minutes 56 seconds West for a distance of 1075.55 feet to the Point of Beginning containing 14.62 acres more or less.

Subject to a 25' right-of-way from the centerline of County line road, and all easements of record.

Sam Allison
Monroe County Recorder IN
IN 2007002119 SURVEY
02/06/2007 10:42:36 1 PGS
Filing Fee: \$25.00

A PART OF SECTION 19 & 30 TOWNSHIP 10 NORTH, RANGE 2 WEST MONROE COUNTY, INDIANA



NOTE:

- Reference is made to a survey dated April 14, 1987 by Robert C. Sipes for a part of Section 30, T10N, R2W
- Reference is made to a survey dated February 24, 1993 by Edmund O. Farkas
- Reference is made to a survey dated July 9, 1977 by Henry J. Dorman for a part of Section 19, T10N, R2W
- Rebar will be set at all lot corners.
- Source of Title now or formerly owned by Debra S. Narey & Dennis L. Franklin as found in Deed Record Instrument #1999020812.
- Fieldwork completed November 2006.
- Bases of bearing (State Plane).
- I affirm, under penalties for perjury, that I have taken reasonable care to reduce each record and Social Security number in this document, unless required by law.

LEGEND

These standard symbols will be found in the drawing.

- STONE FOUND
- UTILITY POLE
- PIPE FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- IRON PIN FOUND
- FENCE POST
- HARRISON MONUMENT
- TREES
- WOOD POST FENCE
- FENCE
- TREE LINE
- NOW OR FORMERLY

CERTIFICATION

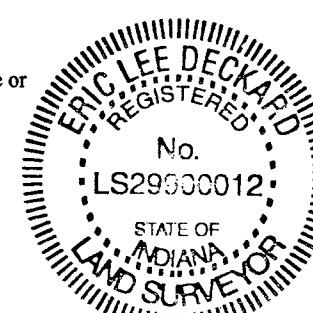
The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 29 day of Nov., 2006

ERIC L. DECKARD
Registered Surveyor LS29900012



SURVEYOR'S REPORT

In accordance with Title 865, IAC, 1-12 sections 1-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- (Variances) in the reference monuments
- (Discrepancies) in the record description and plats
- (Inconsistencies) in lines of occupation and;
- (Random Errors) in measurement (theoretical uncertainty)

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specification for a Class "Rural" Survey (+/- 0.26') as defined in I.A.C. 865.

SUBJECT PROPERTY:

A Boundary Survey was performed on the property owned by Debra S. Narey & Dennis L. Franklin as found in Instrument #1999020812 in the office of the Monroe County Recorder. The same being a part Southwest quarter of Section 19, and a part of the Northwest quarter of Section 30, Township 10 North, Range 2 West, Monroe County, Indiana.

REFERENCE MONUMENTS:

This survey was based upon several found monuments, which are detailed as follows:

- A r.r. spike was found marking the Southwest corner of the Northwest quarter of Section 30, Township 10 North, Range 2 West, Monroe County, Indiana. The origin of this monument is unknown, however is believed to be from a survey by Robert C. Sipes dated April 14, 1987. This monument was found to be the best evidence available and was accepted and held to establish the west line of the subject property from the intersection of the west line of said Section 30 and State Road 46 to a r.r. spike marking southwest corner of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana.
- A r.r. spike was found marking the Southwest corner of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana, also known as corner I.D. (Bean blossom A-17). The origin of this monument is unknown, however is referenced in a survey by Henry J. Dorman dated July 9, 1977 and pending in the office of the Monroe County Surveyor. This monument was found to be the best evidence available and was accepted and held to establish the west line of the subject property.
- A 1/2" rebar was found on the north line of the subject property 18.31 feet east of the west line of said Section 19. This monument is shown on the plat of survey for reference only.
- A r.r. spike was found flush with the pavement marking the Northwest corner of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana, also known as corner I.D. (Bean blossom A-13). The origin of this monument is unknown, however is referenced in a survey by Stephen E. Ramsey for Terry & Joyce Beckman dated 2006 and referenced in the office of the Monroe County Surveyor by Kevin Enwright dated August 8, 2006. This monument was found to be the best evidence available and was accepted and held to establish the west and north lines of the subject property. The variance between Record vs. Measured between this monument and the monument previously described in line "C" is 80.00 chains or 5280.0 feet vs. 5303.40 feet respectively.
- A 7"x11"x6" tall stone was found marking the Northeast corner of the West half Northwest quarter of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana. The origin of this monument is unknown, however was found to fit the existing fencing and is the best evidence available.
- A brass disc was found marking the Northeast corner of the Northwest quarter of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana, also known as corner I.D. (Bean blossom B-13). This monument is referenced in a survey by Douglas Curry dated August 12, 1993 for Orpha M. Tucker and referenced in the office of the Monroe County Surveyor by Kevin Enwright dated August 8, 2006. This monument was found to be the best evidence available and was accepted and held. The variance between Record vs. Measured between this monument and the monument previously described in line "D" is 32.9 chains or 2171.40 feet vs. 2170.31 feet respectively.
- A r.r. spike 2" below grade was found marking the Southeast corner of the Southwest quarter of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana, also known as corner I.D. (Bean blossom C-19). This monument is referenced in a survey by Lee Utter dated 1991 for William C. & Karen Wilbur and referenced in the office of the Monroe County Surveyor by Kevin Enwright dated August 15, 2006. This monument was found to be the best evidence available and was accepted and held. The variance between Record vs. Measured between this monument and the monument previously described in line "F" is 80 chains or 5280.0 feet vs. 5328.25 feet respectively.
- A rebar stamped Jones was found marking the Center of Section 30, Township 10 North, Range 2 West, Monroe County, Indiana. The origin of this monument is Timothy Jones with Tri Co Survey and Mapping. This monument is the best evidence available and was accepted and held.

LINES OF OCCUPATION:

The lines of occupation, which affect this survey, are detailed as follows:

- The centerline of County Line Road was found to occupy the entire west line of the subject property. The centerline meanders from 0.2 feet west of line at the south end to 7.4 feet east of line at the north end. No uncertainty is associated with this line.
- A fence line was found to occupy the north line of the west half of the southwest quarter of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana. This fence was found to meander from 9.5 feet north of line at the west end to 6.0 feet north of line at the east end. No uncertainty is associated with this line.
- A fence line was found to occupy the east line of the west half of the southwest quarter of Section 19, Township 10 North, Range 2 West, Monroe County, Indiana. This fence lies 1.2 feet west of line at the north end and 3.7 feet east of line at its terminus going south.
- The centerline of State Road 45 was found to occupy the entire south line of the subject property. No uncertainty is associated with this line.

RECORD DESCRIPTIONS:

- No discrepancies were found in the record descriptions.

DECKARD
LAND SURVEYING
1004 S. HENDERSON ST.
BLOOMINGTON, IN 47401
TELEPHONE (812) 984-0035
FAX (812) 233-7536
ERIC@DECKARDLANDSURV.COM



DENNIS FRANKLIN & DEBRA NAREY
TYPE E ADMINISTRATIVE
PART OF SECTION 19 & 30 T-10-N, R-2-W

REVISIONS	DATE	BY

REVIEWED	AW&KB	DATE	11/14/06
DRAWN	AEW		
CHECKED	ELD		

JOB NUMBER	06-103
SHEET	1
OF	1
DATE	11/14/06
BDY.SHT	

ENV: 381
CAR: S1

SURVEY PREPARED FOR: DAVID W. RUSH
RECORD OWNER: DAVID W. RUSH, (D.R. 132, p. 35)
SURVEY IN: SECTION 24, T 10 N, R 3 W, OWEN CO., IN

Plat of Stake Survey

RECORD DESCRIPTION - as given in D.R. 132, P. 35

Commencing at the northwest corner of the Northeast quarter of Section 24, Township 10 North, Range 3 West thence east to the northeast corner of the said northeast quarter, thence south 1685.42 feet, thence west 632.57 feet, thence south 624.58 feet, thence east to a point of said northeast quarter, thence south 34.53 rods, thence east 11.15 rods to the east boundary of the southeast quarter of section 24, township 10 north, range 3 west, thence south along said east boundary to a point which is 88.2 rods north of the southeast corner of said southeast quarter, thence north 87 degrees west 162 rods to a point on the west boundary of said southeast quarter, thence north to the point of beginning, containing two hundred twenty acres (220), more or less. Except: commencing at a point 1685.42 feet south of the northeast corner of the northeast quarter of section 24, township 10 north, range 3 west, thence west along an existing fence a distance of 1150 feet to a point, thence north 1685.42 feet to a point on the north line of said northeast quarter, thence east 1150 feet to the said northeast corner of said northeast quarter, thence south 1685.42 feet to the point of beginning, said exception containing 44.5 acres, more or less. Said tract after said exception supposed to contain 181 acres, more or less.

LEGAL DESCRIPTIONS - prepared this survey

Tract No. 1

A part of the Northeast Quarter, a part of the Southeast Quarter and a part of the Northwest Quarter of Section 24, Township 10 North, Range 3 West, Owen County, Indiana, described as follows: Beginning on the north line of said section 24, township 10 north, range 3 west, 88 degrees 19 minutes 18 seconds West 1,681.41 feet from a railroad spike at the northeast corner of said section; thence South 3 degrees 38 minutes 55 seconds East along the northerly prolongation of an existing fence and along said fence 721.00 feet to a fence corner post; thence south 87 degrees 42 minutes 02 seconds East along an existing fence 499.06 feet to a fence corner post; thence South 0 degrees 13 minutes 02 seconds East along an existing fence 968.31 feet to a fence corner post; thence South 88 degrees 57 minutes 28 seconds East along an existing fence 478.88 feet to a fence corner post; thence South 2 degrees 24 minutes 06 seconds East along an existing fence 626.49 feet to a fence corner post; thence South 88 degrees 49 minutes 15 seconds East along an existing fence 425.93 feet to a fence corner post; thence South 0 degrees 45 minutes 50 seconds East along an existing fence 604.80 feet to a fence corner post; thence South 88 degrees 36 minutes 21 seconds East along an existing fence and along said fence 1,153.87 feet to a fence corner post; thence North 89 degrees 32 minutes 39 seconds West along an existing fence 1,515.97 feet to a fence corner post; thence North 0 degrees 28 minutes 57 seconds West along an existing fence 730.28 feet to a fence corner post; thence North 0 degrees 58 minutes 33 seconds West along an existing fence 503.24 feet to a fence corner post of said southwest corner of the Northeast Quarter of said section; thence North 0 degrees 56 minutes 58 seconds West along an existing fence 1,318.23 feet to a fence corner post; thence North 0 degrees 57 minutes 14 seconds West along an existing fence and along said fence prolonged 1,338.96 feet to a point on the north line of said section, which point is South 88 degrees 19 minutes 18 seconds East along the line of said section 5.50 feet to a railroad spike at the northwest corner of the Northeast Quarter of said section; thence South 88 degrees 19 minutes 18 seconds East along the north line of said section 1,007.89 feet to the point of beginning and containing 172.126 acres, more or less.

Tract No. 2

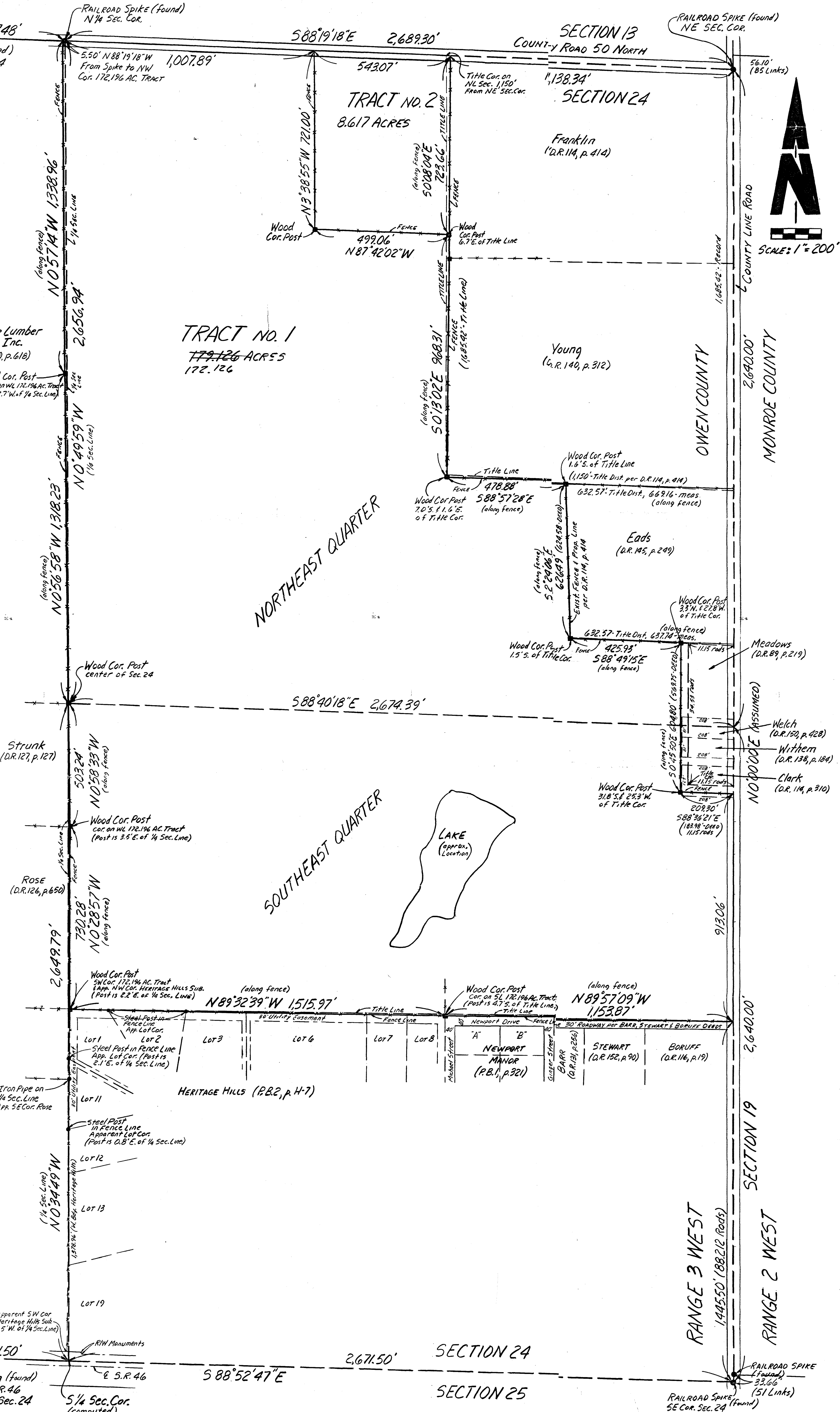
A part of the Northeast Quarter of Section 24, Township 10 North, Range 3 West, Owen County, Indiana, described as follows: Beginning on the north line of said section North 88 degrees 19 minutes 18 seconds West 1,138.34 feet from a thence at the northeast corner of said section, thence along the northerly prolongation of an existing fence and along said fence 723.66 feet to a fence corner post; thence North 87 degrees 42 minutes 02 seconds West along an existing fence 499.06 feet to a fence corner post; thence North 3 degrees 38 minutes 55 seconds West along an existing fence to a and along said fence, prolonged 721.00 feet, which point on the north line of said section, which point is South 88 degrees 19 minutes 18 seconds East along the line of said section 5.50 feet to a railroad spike at the northwest corner of said quarter section; thence South 88 degrees 19 minutes 18 seconds East along the north line of said section 543.07 feet to the point of beginning and containing 8.617 acres, more or less.

The names of adjoining owners given hereon and recordation data given therewith were obtained from information found at the Auditor's and Recorder's offices in Owen County. No assurance is given that the information regarding adjoining owners is current nor correct.

No improvements exist on Tract No. 1.

Residential and agricultural improvements exist on Tract No. 2.

SOUTH-CENTRAL LAND SURVEYING, INC.
5080 TURKEY TRACK ROAD
MARTINSVILLE, IN 46151
317-342-1887



I hereby certify that to the best of my information, knowledge and belief that the within plat represents a survey made under my supervision and completed on April 12, 1993.

Sid D. Bennett
Sid D. Bennett
Registered Land Surveyor
No. ENL 860015

